

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>01-423</u>	<u>PRIMECO PERSONAL WIRELESS & ARMANDO GARCIA</u>
<u>02-074</u>	<u>BOXFORD OVERSEAS LTD. INC.</u>
<u>03-135</u>	<u>ST. ELMO INVESTMENTS LTD.</u>
<u>03-312</u>	<u>RICARDO & MIRIAM HERNANDEZ</u>
<u>03-357</u>	<u>AURELIO MARIN</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 11/5/03 TO THIS DATE:

HEARING NO. 02-3-CZ11-2 (01-423)

30-55-39
Council Area 11
Comm. Dist. 9

APPLICANTS: PRIMECO PERSONAL WIRELESS & ARMANDO GARCIA

- (1) UNUSUAL USE to permit a 120' high wireless supported service facility and ancillary equipment.
- (2) SPECIAL EXCEPTION to permit a barbed wire chain link fence.

Plans are on file and may be examined in the Zoning Department entitled "Antenna Installation at El Chino Nursery Site Number 68222," consisting of 4 sheets, as prepared by Kimley-Horn and Associates, Inc., and a "Map of Topographic Survey," as prepared by Williams, Hatfield & Stoner, Inc., all dated stamped received 12/7/01. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west 620' of the SW ¼ of the SW ¼, less the north 872', less the west 65' and less the south 40' for rights-of-way in Section 30, Township 55 South, Range 39 East.

LOCATION: 16751 S.W. 177 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.33 Acres

PRESENT ZONING: GU (Interim)
BU-1 (Business – Neighborhood)

APPLICANT: BOXFORD OVERSEAS LTD. INC.

(1) GU to BU-1A

REQUEST #1 ON TRACT "A"

(2) GU to RU-3M

REQUEST #2 ON TRACT "B" & "F"

(3) GU to RU-1(M)(a)

REQUEST #3 ON TRACTS "C", "D" & "E"

(4) Applicant is requesting to waive the required 5' high decorative solid wall where a commercial lot abuts a residential zoned property; to waive same to permit a wall with openings (not permitted)

REQUEST #4 ON TRACT "A"

(5) Applicant is requesting to permit spacing between buildings varying from 25.6' to 27.4' (30' required).

REQUEST #5 ON TRACT "B"

(6) Applicant is requesting to waive the requirements requiring lot frontage on a public street; to permit lots with 0 frontage (50' required) and to permit access to public street by means of a private drive.

REQUEST #6 ON TRACTS "C", "D" & "E"

Upon a demonstration that the applicable standards have been satisfied, approval of request #4 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of requests #5 and #6 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family Use) or under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Caledonia Village," as prepared by The Costoya Group, Inc., dated stamped received 10/10/03 and consisting of 19 sheets. Plans may be modified at public hearing.

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APPLICANT: BOXFORD OVERSEAS LTD. INC.

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SUBJECT PROPERTY: TRACT "A": A portion of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, Township 55 South, Range 39 East, being more particularly described as follows:

Commence at the Northeast corner of the NW $\frac{1}{4}$ of said Section 4; thence S0°55'15"E along the east line of the NW $\frac{1}{4}$ of said Section 4 for a distance of 55.02'; thence S87°41'44"W along a line parallel with and 55' south of the north line of said Section 4 for a distance of 934.57' to the Point of beginning of the hereinafter described parcel of land; thence continue S87°41'44"W for a distance of 405.8' to a point on the west line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 4; thence S0°25'54"E along the last described line for a distance of 605.32'; thence N89°33'49"E for a distance of 404.92'; thence N0°26'11"W for a distance of 618.56' to the Point of beginning.

AND: TRACT "B": A portion of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, Township 55 South, Range 39 East, being more particularly described as follows:

Commence at the Northeast corner of the NW $\frac{1}{4}$ of said Section 4; thence S0°55'15"E along the east line of the NW $\frac{1}{4}$ of said Section 4 for a distance of 55.02' to the Point of beginning of the hereinafter described parcel of land; thence S87°41'44"W along a line parallel with and 55' south of the north line of said Section 4 for a distance of 854.53'; thence S0°26'11"E for a distance of 831.16'; thence S89°33'51"W for a distance of 210.01'; thence S0°26'11"E for a distance of 349.72'; thence S89°33'49"W for a distance of 22.96'; thence S0°26'11"E for a distance of 138.98'; thence N89°16'31"E for a distance of 87.01'; thence N0°26'11"W for a distance of 11.63' to its intersection with a line parallel with and 1,284.74' north of the south line of the NW $\frac{1}{4}$ of said Section 4; thence N87°45'2"E along said line for a distance of 758.8'; thence N0°55'30"W for a distance of 580.34'; thence N5°52'5"W for a distance of 134.51'; thence N39°10'28"E for a distance of 119.15'; thence N89°6'17"E for a distance of 39.82'; thence N89°4'30"E for a distance of 21.03'; thence N0°55'30"W for a distance of 78.99'; thence N89°6'17"E for a distance of 126.76'; to its intersection with the east line of NW $\frac{1}{4}$ of said Section 4; thence N0°55'15"W along said line for a distance of 425.15'; to the Point of beginning. AND: TRACT "C": A portion of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, Township 55 South, Range 39 East, being more particularly described as follows:

Commence at Northeast corner of the NW $\frac{1}{4}$ of said Section 4; thence S0°55'15"E along the east line of the NW $\frac{1}{4}$ of said Section 4 for a distance of 480.17' to the Point of beginning of the hereinafter described parcel of land; thence S89°6'17"W for a distance of 126.76'; thence S00°55'30"E for a distance of 78'; thence S89°4'30"W for a distance of 21.03'; thence S89°6'17"W for a distance of 39.82'; thence S39°10'28"W for a distance of 119.15'; thence S5°52'5"E for a distance of 134.51'; thence S0°55'30"E for a distance of 580.34' to its intersection with a line parallel with and 1,284.74' north of the south line of the NW $\frac{1}{4}$ of said Section 4; thence N87°45'2"E along said line for a distance of 252.77'; to its intersection with the east line of NW $\frac{1}{4}$ of said Section 4; thence N0°55'15"W along said line for a distance of 878.54' to the Point of beginning. AND: TRACT "D": A portion of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, Township 55 South, Range 39 East, being more particularly described as follows:

Commence at the Northeast corner of the NW $\frac{1}{4}$ of said Section 4; thence S0°55'15"E along the east line of the NW $\frac{1}{4}$ of said Section 4 for a distance of 55.02'; thence S87°41'44"W along a line parallel with and 55' south of the north line of said Section 4 for a distance of 1,339.65'; thence S0°25'54"E along a west line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 4 for a distance of 605.32' to the Point of beginning of the hereinafter described parcel of land; thence continue

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APPLICANT: BOXFORD OVERSEAS LTD. INC.

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S0°25'54"E along said line for a distance of 700'; thence N89°16'31"E for a distance of 252.01'; thence N0°26'11"W for a distance as 138.98'; thence N89°33'49"E for a distance of 22.96'; thence N0°26'11"W for a distance of 349.72'; thence N89°33'49"E for a distance of 130.01'; thence N0°26'11"W for a distance of 210'; thence S89°33'49"W for a distance of 404.92' to the Point of beginning. AND: TRACT "E": A portion of the NE ¼ of the NW ¼ of Section 4, Township 55 South, Range 39 East, being more particularly described as follows:

Commence at the Northeast corner of the NW ¼ of said Section 4; thence S00°55'15"E along the east line of the NW ¼ of said Section 4 for a distance of 55.02'; thence S87°41'44"W along a line parallel with and 55' south of the north line of said Section 4 for a distance of 1,339.65'; thence S0°25'54"E along the west line of NE ¼ of the NW ¼ of said Section 4 for a distance of 1,305.32' to the Point of beginning of the hereinafter described parcel of land; thence S0°25'54"W along said west line for a distance of 640.1' to its intersection with a line parallel with and 642.35' north to the south line of the NW ¼ of said Section 4; thence N87°45'2"E along said line for a distance of 339.24'; thence N0°26'11"W for a distance of 631.07'; thence S89°16'31"W for a distance of 339.02' to the Point of beginning. AND: TRACT "F": A portion of the NE ¼ of the NW ¼ of Section 4, Township 55 South, Range 39 East, being more particularly described as follows:

Commence at the Northeast corner of the NW ¼ of said Section 4; thence S0°55'15"E along the east line of the NW ¼ of said Section 4 for a distance of 55.02'; thence S87°41'44"W along a line parallel with and 55' south of the north line of said Section 4 for a distance of 854.53' to the Point of beginning of the hereinafter described parcel of land; thence continue S87°41'44"W for a distance of 80.04'; thence S0°26'11"W for a distance of 828.56'; thence N89°33'49"E for a distance of 80'; thence N0°26'11"W for a distance of 831.16' to the Point of beginning.

LOCATION: Lying on the Southwest corner of S.W. 152 Avenue and North Kendall Drive, Miami-Dade County, Florida.

SIZE OF PROPERTY: 45 Acres

GU (Interim)
BU-1A (Business – Limited)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)
RU-3M (Minimum Apt. House 12.9 units/net acre)

APPLICANT: ST. ELMO INVESTMENTS LTD.

(1) BU-1A to BU-3

REQUEST #1 ON PARCEL "B"

(2) BU-1A to BU-3

REQUEST #2 ON PARCEL "C"

(3) BU-1A to IU-1

REQUEST #3 ON PARCEL "A"

SUBJECT PROPERTY: The south $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, less the west & east 25' for rights-of-way in Section 36, Township 54 South, Range 39 East.

PARCEL "A": A portion of the SW $\frac{1}{4}$ of Section 36, Township 54 South, Range 39 East, being more particularly described as follows:

Commence at the Northwest corner of the south $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 36; thence N87°42'25"E, along the north line of the south $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 36, for 224.95'; thence S2°17'35"E for 156.31' to the Point of beginning of the following described parcel of land; thence N87°42'25"E for 400.69'; thence S2°4'25"E along a line parallel with and 35' west of as measured at right angles to the east line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 36, for 174.06'; thence S87°41'58"W along the N/ly line and its E/ly and W/ly prolongation of Tract "B", KV CENTER WEST, Plat book 148, Page 33 for 400.03'; thence N2°17'35"W for 174.11' to the Point of beginning. **AND: PARCEL "B":** A portion of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 54 South, Range 39 East, being more particularly described as follows:

Commence at the Northwest corner of the south $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 36; thence N87°42'25"E along the north line of the south $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 36 for 224.95'; thence S2°17'35"E for 25' to the Point of beginning of the following described parcel of land; thence continue S2°17'35"E for 131.31'; thence N87°42'25"E, for 400.68'; thence N2°4'25"W, along a line parallel with and 35' west of as measured at right angles to the east line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 36, for 106.22' to a Point of curvature; thence NW/ly, W/ly and SW/ly along a circular curve to the left having a radius of 25' and a central angle of 90°13'9" for an arc distance of 39.37' to a Point of tangency; thence S87°42'25"W, along a line 25' south of and parallel with the north line of the south $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 36 for 376.1' to the Point of beginning. **AND: PARCEL "C":** A portion of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 54 South, Range 39 East, being more particularly described as follows:

Commence at the Northwest corner of the south $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 36; thence N87°42'25"E, along the north line of the south $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 36, for 224.95'; thence S2°17'35"E for 25' to the Point of beginning of the following described parcel of land; thence continue S2°17'35"E for 305.42'; thence S87°41'58"W, along the south line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 36 for

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Council Area 11
Comm. Dist. 10

APPLICANT: ST. ELMO INVESTMENTS LTD.

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200.62'; thence N2°10'37"W, along a line parallel with and 25' east of as measured at right angles to the west line of the NE¼ of the SW¼ of the SW¼ of said Section 36, for 280.5' to a Point of curvature; thence N/ly and NE/ly along a circular curve to the right having a radius of 25' and a central angle of 89°53'3" for an arc distance of 39.22' to a Point of tangency; thence N87°42'25"E for 175.05' to the Point of beginning.

LOCATION: The south side of S.W. 85 Street, between S.W. 124 Avenue & S.W. 125 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.6 Acres

BU-1A (Business – Limited)

BU-3 (Business – Liberal)

IU-1 (Industry – Light)

APPLICANTS: RICARDO & MIRIAM HERNANDEZ

- (1) Applicant is requesting to permit a fountain be placed in front of the principal building (not permitted).
- (2) Applicant is requesting to permit a 5' high fountain setback 9' (75' required) from the front (west) property line.
- (3) Applicant is requesting to permit a swimming pool setback 27.67' (75' required) (40' previously approved) from the front (west) property line and setback 10' (20' required) from the side street (south) property line.

- (4) MODIFICATION of Condition #2 of Resolution 5ZAB-272-94, passed and adopted by the Zoning Appeals Board only as it applies to the subject property and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Master Plan Forest Lakes Estates,' as prepared by Antonio Gonzalez, P. E., P. L. S. and dated April 4, 1994, except as herein modified to require a 10' minimum rear setback, and to require a 40' minimum front setback for swimming pools."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Master Plan Forest Lakes Estates,' as prepared by Antonio Gonzalez, P. E., P. L. S. and dated April 4, 1994, and entitled 'Pool Plan,' as prepared by Horner Consulting Engineers, Inc., dated 6/25/03 and a survey as prepared by Mario Prats, Jr. & Associates, Inc., dated 8/6/03 except as herein modified to require a 10' minimum rear setback, and to require a 27.6' minimum front setback for swimming pools."

The purpose of the request is to permit the applicant to construct a pool closer to the front property line than allowed.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1-3 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-use Variance) and request #4 may be considered under §33-311(A)(7) or §33-311 (A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing)..

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 2, FOREST LAKES ESTATES, SECTION 1, Plat book 146, Page 2.

LOCATION: 9145 S.W. 166 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 80' x 90'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 04-2-CZ11-4 (03-357)

27-54-39
Council Area 11
Comm. Dist. 10

APPLICANT: AURELIO MARIN

Applicant is requesting to permit a covered terrace setback 12.6' from the rear (east) property line (25' required).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "A Terrace Addition for Mr. & Mrs. Aurelio Marin," as prepared by Francisco Trujillo, R. A., stamped/dated/received 11/19/03. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lot 27, Block 6, RUSTIC LAKES, SECTION 4, Plat book 113, Page 70.

LOCATION: 5707 S.W. 144 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.21 Acre

PRESENT ZONING: RU-4L (Limited Apartment House 23 units/net acre)